



City of Dublin

Administrative Review Team | June 2012

Case # 13 - 008 MPR

APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- ☒ West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
☒ Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
☒ Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- ☐ Basic Plan Review ☒ Minor Project
☐ Development Plan Review ☐ Site Plan Review

☐ Waiver Review ☐ Master Sign Plan
☐ Open Space Fee-in-Lieu ☐ Parking Plan
☐ City Council Appeal ☐ Administrative
Departure

Wireless Applications

- ☐ New Tower ☐ Co-Location
☐ Alternative Structure ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use ☐ Rezoning
☐ Administrative Appeal
☐ Project involving modifications to property within the Architectural Review District
☐ Other: _____

SUBMISSION REQUIREMENTS

- ☒ Fee (refer to the approved fees list) \$1025.00
☒ Electronic Copies of all application materials (PDF, JPEG, Word, etc. as appropriate)
☒ Submission Requirements for each type of application (refer to checklists)
☒ Legal Description and/or Property Survey for the subject property

I. PROPERTY INFORMATION: Provide Information to Identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): <u>4300 WEST DUBLIN GRANVILLE RD.</u>	
Tax ID/Parcel Number(s): <u>273-008859</u>	Parcel Size(s) In Acres: <u>4.519</u>
Existing Land Use/Development: <u>AUTOMOBILE REPAIRSHIP</u>	Zoning District: <u>BSC-COMMERCIAL</u>

- ☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): <u>JOSEPH REALTY LLC</u>	
Mailing Address: <u>250 E. 5TH ST STE 285 CINCINNATI, OH 45202</u>	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: <u>2/1/2013</u>	Next Decision Due Date: <u>2/15/2013</u>
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

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For questions or more information, please contact Land Use and Long Range Planning at (614) 410-4600 | www.dublin.oh.us

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) <u>JOHN ONEY - ARCHITECTURAL ALLIANCE, LTD</u>	
Mailing Address: <u>165 N. 5TH ST. COLUMBUS, OH 43215</u>	
Daytime Telephone: <u>614.469.7500 ext 118</u>	Fax: <u>614.469.0500</u>
Email or Alternate Contact Information: <u>JONEY @ ARCHALL.COM.</u>	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) <u>JOHN ONEY - ARCHITECTURAL ALLIANCE, LTD.</u>	
Mailing Address: <u>165 N. 5TH ST. COLUMBUS, OH. 43215</u>	
Daytime Telephone: <u>614.469.7500 ext 118</u>	Fax: <u>614.469.0500</u>
Email or Alternate Contact Information: <u>JONEY @ ARCHALL.COM.</u>	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, <u>CHRISTIAN HAHN</u> , the owner, hereby authorize _____ to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>[Signature]</u>	Date: <u>1-31-13</u>

☐ Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, <u>CHRISTIAN HAHN</u> , the owner or authorized representative, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.	
Signature of Owner or Authorized Representative: <u>[Signature]</u>	Date: <u>1-31-13</u>

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>JOHN B. ONEY</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of Current Property Owner or Authorized Representative: <u>[Signature]</u>	Date: <u>2.1.13</u>

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 1ST day of FEBRUARY, 20 13

State of OHIO

County of FRANKLIN



SARAH A. MERRELL
Notary Public, State of Ohio
My Commission Expires
07-25-2017



January 22, 2013

**Bridge Street Corridor District
Minor Project Review**

Project:

Capitol Cadillac

4300 West Dublin-Granville Road
Dublin, Ohio 43017-1442

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Project Description:

Interior renovation of showroom and service reception areas including floor, wall and ceiling finishes, lighting and furniture and furnishings. New materials used will be in compliance with GM Essential Brand Elements specifications unless required to be altered during the Dublin approval process.

Exterior alteration of facade and addition of entry portal element and signage. New materials used will be in compliance with GM Essential Brand Elements specifications unless required to be altered during the Dublin approval process.

Description of conformance:

The project will be in conformance to the Bridge Street Corridor Vision Report, Zoning and Code Sections 153.057 - 153.065, and any approved Development Plans and/or Site Plans, where applicable. From our earlier informal discussion with staff we are aware of two possible conditions that may be part of the approval:

1. ***page 48: 5." Facade Materials-Permitted Primary Materials: Brick, stone and glass".***

We propose to keep the existing brick, but it is shown to be painted. We are aware the approved brick material is assumed to be unpainted brick.

2. ***page 112 (5) provides coordination(e)" The relationship of the buildings and the structures to each other and to other facilities provides for the coordination and integration of the development in the surrounding area"***

www.archall.com

F: 614.469.0500

P: 614.469.7500

COLUMBUS OHIO 43215

165 NORTH FIFTH STREET

ARCHITECTURAL ALLIANCE



This facility was built at the same time as the large Wendy's corporate headquarters contiguous to the east. Brick and bronze tinted glass and framing were specified to match Wendy's. It is important to us and we know it is important to Dublin that we be consistent and that the primary brick and glass of our project match the predominant brick and glass of Wendy's. We feel accent areas of stone and clear glass would meet the intent of the guidelines.

Proposed Site Plan Waivers and/or Administrative Departures:

None are proposed

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JO' with a stylized flourish.

John A. Oney, Architect/ President
Architectural Alliance Ltd.

(7) Commercial Center

(a) Building Siting

1. Street Frontage

Multiple Principal Buildings	Permitted ¹	(A)
Front Property Line Coverage	Minimum 45%	(B)
Occupation of Corner	Required	(C)
Front RBZ	5-25 ft.	(D)
Corner Side RBZ	5-25 ft.	(E)
RBZ Treatment	Landscape, Patio, or Streetscape	
Right-of-Way Encroachment	None	

2. Buildable Area

Minimum Side Yard Setback	5 ft.	(H)
Minimum Rear Yard Setback	5 ft.	(I)
Minimum Lot Width	50 ft.	(J)
Maximum Lot Width	None	
Maximum Impervious Coverage	75%	
Additional Semi-Pervious Coverage	15%	

3. Parking Location & Loading

Parking Location	Rear & side yard; within building (refer to (c) Uses & Occupancy Requirements). Parking may be forward of principal buildings provided the minimum front property line coverage and RBZ treatment requirements are met by other principal buildings.	(N)
Loading Facility Location	Rear	
Entry for Parking within Building	Side, rear, or corner side façades on non-principal frontage streets	
Access	Refer to §153.062(N)(1)(c)	(O)

(b) Height

Minimum Height	1 story	(R)
Maximum Height	3 stories	(S)
Ground Story: Minimum Height	12 ft.	
Maximum Height	18 ft.	
Upper Stories: Minimum Height	9 ft.	
Maximum Height	14 ft.	

(c) Uses & Occupancy Requirements

Ground Story	Residential uses prohibited	
Upper Story	No additional requirements	
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	(X)
Occupied Space	Minimum 30 ft. depth from the front and/or corner side elevations if the side is a principal frontage street	(Y)

(d) Façade Requirements

Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.

1. Street Façade Transparency

Ground Story Street Facing Transparency	Storefront with minimum 65%	(Z)
Upper Story Transparency	Minimum 20%	(AA)
Blank Wall Limitations	Required	

2. Non-Street Façade Transparency

Parking Lot Ground Story Transparency	Storefront with minimum 50%	(EE)
Transparency	Minimum 15%	(FF)
Blank Wall Limitations	Required on parking lot facing façades; Not required on other façades	

3. Building Entrance

Principal Entrance Location	Not Applicable	
Street Façades: Number of Entrances	1 per 75 ft. of principal frontage street façade	(II)
Parking Lot Façades: Number of Entrances	1 per 100 ft. of façade minimum	(JJ)
Mid-Building Pedestrianway	Not required	

4. Façade Divisions

Vertical Increments	No greater than 45 ft.	
Horizontal Façade Divisions	On 3-story buildings, required within 3 ft. of the top of the ground story	
Required Change in Roof Plane or Type	None	

5. Façade Materials

Permitted Primary Materials	Stone, Brick, Glass	
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6. Roof Types

Permitted Types	Parapet, pitched roof, flat roof; other types permitted with approval (refer to §153.062(D))	(P)
Tower	Permitted on façades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	

Notes:

¹ Minimum front property line coverage shall be met, but not all principal buildings must be located within a Required Building Zone.

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3. The Site Plan Review Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSC district; and
4. The Site Plan Review Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.

(5) Review Criteria for Site Plan Review

Each required reviewing body shall make its recommendation or its decision on an application for Site Plan Review approval based on each of the following criteria and the recommendation of the required reviewing body during the Basic Plan Review:

- (a) The Site Plan Review shall be substantially similar to the approved Basic Plan.
- (b) If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;
- (c) The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) pursuant to §153.066(H);
- (d) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;
- (e) The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community;
- (f) The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;
- (g) The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
- (h) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;

- (i) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and
- (j) The application demonstrates consistency with the BSC Vision Report, Community Plan and other related policy documents adopted by the City.

(6) Architectural Review Board (ARB)

- (a) Applications for Site Plan Review approvals for property within the boundaries of the Architectural Review District shall be reviewed by the ART and forwarded to the ARB with a recommendation for approval, approval with conditions, or denial. Applications for ARB approval shall be reviewed using the criteria of §153.066(F)(5), as well as the provisions of §153.170 through §153.180.
- (b) Public Review
A public review of a Site Plan Review by the ARB shall be held in accordance with the provisions of §153.066(L).
- (c) The ARB shall make a decision on applications for Site Plan Review approval not more than 28 days from the date of the ART's recommendation.
- (d) As part of the Site Plan Review approval, the ARB may review any requests for Site Plan Review Waivers from the requirements of §153.059 and §§153.062 through 153.065 and approve, deny, or approve with conditions the specific provisions under review. Should other Waivers be necessary to resolve conflicts with other requirements of this Chapter resulting from the requested Waivers, those Waivers shall also be reviewed by the ARB.
- (e) In the event of a conflict between the requirements of §153.059 and §§153.062 through 153.065 and the provisions of §153.170 through §153.180, the ARB shall determine the most appropriate provisions to apply to the specific application based on the criteria of §153.066(F)(5).

(G) MINOR PROJECTS

(1) Purpose and Applicability

- (a) The purpose of the Minor Project review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project review is necessary to ensure that applications meet the requirements of this chapter.
- (b) The following improvements are considered Minor Projects:
 1. Single family detached dwelling units.
 2. Multiple family and townhouse buildings of 8 or fewer dwelling units in a single building

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